



**C**apital  
**D**evelopment  
**B**oard

Executive Director

Jim Underwood

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217-782-8725

The Executive Director reports to the Board. This position is accountable for directing the day-to-day operations of the agency, ensuring that the policies and procedures established by the Board, the agency and the state are properly executed and communicating with the industry and user agencies regarding the role and responsibility of CDB in capital improvement projects for the State of Illinois.

# AGENCY INFORMATION

- As the construction management agency for Illinois state government since 1972, the Capital Development Board (CDB) oversees the construction of new state facilities, such as prisons, college and university classroom buildings, mental health hospitals and state parks. In addition, CDB is responsible for renovation and rehabilitation projects at the State's 8,771 state-owned buildings containing more than 101,085,618 square-feet of floor space.

# THE BOARD

Established to better manage the state's capital improvement programs, the agency is guided by a seven-member, bi-partisan board that deliberates matters of policy, approves the selection of design professionals through the 1991 Qualifications-Based Selection System and sets direction for the agency. The board members, who are appointed by the Governor and confirmed by the Illinois Senate, serve four-year, unpaid terms. They also are charged with selecting an executive director, who is responsible for the daily operation and management of the agency and its employees.

# Operations Administration

Kathryn Martin – Deputy Director

[Kathryn.Martin@Illinois.gov](mailto:Kathryn.Martin@Illinois.gov)

217-782-8688

# AGENCY MISSION

- To efficiently manage the vertical construction projects and capital planning in Illinois for State Agencies and Higher Education Institutions to ensure that quality capital projects are delivered on schedule, on budget, while providing a fair and inclusive environment to support diversity efforts in the design and construction industries.

# Capital Budget Overview

- Rebuild Illinois capital program - \$45 Billion
- New appropriations for Rebuild Illinois Program are in HB62/PA 101 – 29
- Re-appropriations that were resurrected in FY19 are in SB262/PA 101-7
- Capital plan is expected to roll out over 4 to 6 years

# CDB Capital Budget Overview

- Capital Development Board has approximately \$9.6 billion in total appropriation authority
- \$266 million in Illinois Jobs Now re-appropriations for ICCB projects.
- \$525 million in line item projects
- \$253 million in lump sums for capital renewal projects



# Consistent Information

- Consistent information should be communicated to the Governor's Office, the Governor's Office of Management and Budget, the Illinois Community College Board and the Capital Development Board
- Prioritize projects
  - Line Items
  - Capital Renewal projects

# Programming

Marcy Joerger – Administrator

[Marcy.Joerger@Illinois.gov](mailto:Marcy.Joerger@Illinois.gov)

217-782-8708

The Programming unit is responsible for project development including defining projects and budgets that are being requested and the need for the project. The unit works with ICCB, BHE, and GOMB to determine which projects will be funded, provide project details related to the project and once funding has been secured, determines which CDB Professional Services Bulletin and CDB Board Meeting the project will go to for A/E selection.

# Programming

- Each year, ICCB provides a prioritization list to BHE and CDB.
- The programming unit works with ICCB and the Governor's Office of Management and Budget (GOMB) to obtain funding through a capital bill.
- Once funding has been secured for a project, CDB works with ICCB and the Community College to further develop the scope of the project, define all of the project details and draft the A/E advertisement.

# On-Going Projects

- There have been 2 rounds of releases for ICCB Deferred Maintenance Funding
- In the first round of releases, there were 58 projects released for ICCB.
- In the second round of releases, there were 43 projects released for ICCB.

# Programming

- The CDB contact for ICCB is Erin Eoff. Erin's contact information is provided below:

Erin Eoff

(217) 782-0410

[erin.eoff@illinois.gov](mailto:erin.eoff@illinois.gov)

# Capital Planning

Brent Lance – Administrator

[Brent.Lance@Illinois.gov](mailto:Brent.Lance@Illinois.gov)

217-524-6400

The Capital Planning unit is responsible for the procurement of professional design services on CDB projects. The duties of the unit include advertisement of design services opportunities; evaluation of proposals; and selection of architects and engineers (A/E) through Qualifications Based Selection (QBS) and Design-Build processes. In some instances, universities and community colleges may select design services for their own projects; however, the unit works with the universities and community colleges to present those selections for approval by the Board and the CPO.

# A/E Selection

Legislature Approves Project

GOMB Releases Funds

Qualification Based Selection

Full QBS

Director's Selections

CDB Advertises Project in PSB

Small Contract

Emergency

Best Interest

A/E's Submit Qualifications for Project

CDB Staff Pre-Screens Submittals

A/E Selection Committee Ranks 3  
Firms in Order of Preference

CDB's Board Approves Committee  
Recommendations

Construction Administration  
Mike Wilson - Deputy Director

[Mike.Wilson@Illinois.gov](mailto:Mike.Wilson@Illinois.gov)

312-814-4441



# Professional Services

## **Mission Statement**

- Provide Professional Technical Assistance
- Assist CDB staff and Using Agencies
- Maintain and Improve Built Environments

# Professional Services

- In-House Design
  - Done selectively
  - Full service design
- Surveys
  - Evaluate using agency need
  - Develop document describing the scope of work and cost
- Design Reviews
  - Review for technical sufficiency
  - Reduction in change orders
- Estimating
  - Evaluate labor and material costs for fair pricing
  - Significant cost saving to the state

# Professional Services

- Asbestos
  - Review all asbestos designs and reports
  - Provide technical support to the agency
  - Provide variances on CDB projects
- Illinois Accessibility Code
  - Updated code
  - Training and interpretations
- Building Codes
  - Illinois Energy Conservation Code
  - List of adopted codes by municipalities and counties
  - Illinois Construction Related Statutes and Rules Directory

# Professional Services

- Art-in-Architecture
  - Statutory Requirement
  - Selection of Artists
  - AIA Coordinator
- Roofing Program
  - Guide Specification
  - Approved Manufacturer's Lists
  - Warranties

# Construction – Project Managers

- **CDB currently has 449 Active Projects**
- Projects in Design
  - 274 projects with a project budget of \$1,027BB
- Projects in Construction
  - 119 projects at \$606.4MM
- Projects in Close-out
  - 56 projects at \$611.9MM
- Three regions manage this work with three regional managers and thirty-three project managers.
- There are six regional offices across the State.

# Construction – Project Managers

- Manages the Processes
- Requires Contractual Adherence
- Primary Focus is to work with:
  - Community College staff
  - CDB personnel
  - Design Professionals
  - Construction Professionals
  - Sub-Contractors and Suppliers

# Construction – Project Managers

- Overall Project Management
- Design
  - Direct Design
  - Facilitates Design Meetings with the Community College and the A/E
  - Design Review Meetings

# Construction – Project Managers

- Construction
  - Direct Construction
  - On-site visits
  - Pay progress



# Fair Employment Practices (FEP)

- The FEP Unit oversees:
  - MBE/WBE Participation Program, the Veterans Business Enterprise Program
  - DHR Minority/Female Workforce Program

# Business Enterprise Program (BEP)

The MBE/WBE Participation Program promotes opportunities for minority/women owned firms as stipulated by the Business Enterprise for Minorities, Women and Persons with Disabilities Act (30 ILCS 575). The Veterans Business Program promotes opportunities for Veteran owned firms in accordance with Section 45-57 of the Illinois Procurement Code (30 ILCS 500/45-57)

# BEP Goals

- Projects with a total estimated construction cost of \$250,000 or greater are generally assessed goals for the utilization of MBE/WBE/VBE firms. Goals are established based upon the project availability of MBE/WBE/VBE firms and scope of work.
- A 15% goal will be assessed on A/E projects

\*MBE/WBE/VBE Minority Business Enterprise, Women Business Enterprise, and Veteran Business Enterprise

# Work Force Goals

The DHR Minority/Female Workforce Program offers equal employment opportunities to minority and female tradespersons in accordance with the Illinois Human Rights Act (775 ILCS 5/7-105(A)) and the Rules established by the Department of Human Rights (44 Ill. Adm. Code 750).

- DHR establishes workforce goals
- FEP reviews and approves the form PC2 to ensure contractors project to meet workforce goals
- FEP techs visit sites and reviews MMURS to ensure workforce compliance
- At the end of the project, FEP determines if contractors were in compliance

# Any Questions?

